

**Office of the Zoning Board of Appeals
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**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

Thursday, September 30, 2021

Case Number:

2021 /877

Special Permit

VICTORIA GONZALEZ

of 45 WATERVILLE STREET requesting that the Zoning Board of Appeals grants a Special Permit
for

**TO ADD A 2ND STORY ADDITION, A FRONT PORCH, AND REPLACE THE EXISTING
GARAGE ON A PRE-EXISTING, NON-CONFORMING STRUCTURE, WITHIN THE FRONT
AND SIDE SETBACK.**

At their duly held meeting Thursday, September 30, 2021 the Zoning Board of Appeals took the following action

Motion was made by Mr. Yeomans and seconded by Vice Chair - Ms. Desrosiers

That the Zoning Board of Appeals grant a Special Permit to **VICTORIA GONZALEZ**

at 4 GLOUCESTER ROAD GRAFTON MA

**TO GRANT THE SPECIAL PERMIT FOR THE ADDITION OF THE 2ND FLOOR PER THE PLOT
PLAN DATED 8/17/2021.**

FINDINGS:

F1. THE STRUCTURE WAS BUILT IN 1954.

F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.

F3. THE R20 ZONE REQUIRES 140 FT. OF FRONTAGE.

F4. THE LOT HAS 100 FT. OF FRONTAGE.

F5. THE R20 ZONE REQUIRES A 20,000 SQ. FT. LOT.

F6. THE LOT IS 15,917 SQ. FT.

F7. THE R20 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED
22.5' OFF THE FRONT YARD SETBACK.

F8. THE R20 ZONE REQUIRES A 15' SIDE YARD SETBACK AND THE STRUCTURE IS LOCATED 5.6' OFF
THE SIDE LOT LINE.

F9. THE CURRENT USE IS A SINGLE FAMILY HOME.

F10. THE CURRENT HOME IS A 3 BEDROOM, 2 BATH HOME, PROPOSED HOME IS A 4 BEDROOM, 3 BATH HOME.

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F11. THE NEIGHBORHOOD CONSISTS OF PRIMARILY OF SINGLE FAMILY RESIDENTIAL USES.
BASED ON FINDINGS F9-F11 THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.
THE LOT IS NOT IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT, (WSPOD) AND THEREFORE THE
50% EXPANSION LIMIT IN THE WSPOD DOES NOT APPLY.

On a roll-call vote:

Chairman: Yes	Member 2: Yes
Vice Chairman: Yes	Alternate 1: Present at Hearing
Clerk: Yes	Alternate 2: Present at Hearing
Member 1: Yes	

Motion Granted

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman	
Marianne Desrosiers, Vice Chairman	
Kay Reed, Clerk	
William Yeomans, Member	
Brian Waller, Member	
Peter Adams, Alternate Member	_____
Mitali Biswas, Alternate Member	_____

**PLAN SHOWING PROPOSED ADDITION
PREPARED FOR
VICTORIA GONZALEZ
4 GLOUCESTER ROAD
GRAFTON, MASSACHUSETTS
AUGUST 17, 2021
SCALE: 1 INCH = 40 FEET**

JARVIS LAND SURVEY, INC
29 GRAFTON CIRCLE
SHREWSBURY, MA 01545
TEL. (508) 842-8087
FAX. (508) 842-0661
KEVIN@JARVISLANDSURVEY.COM

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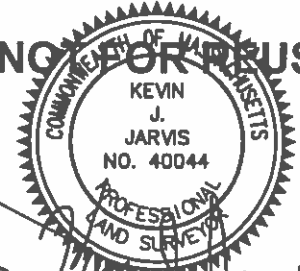
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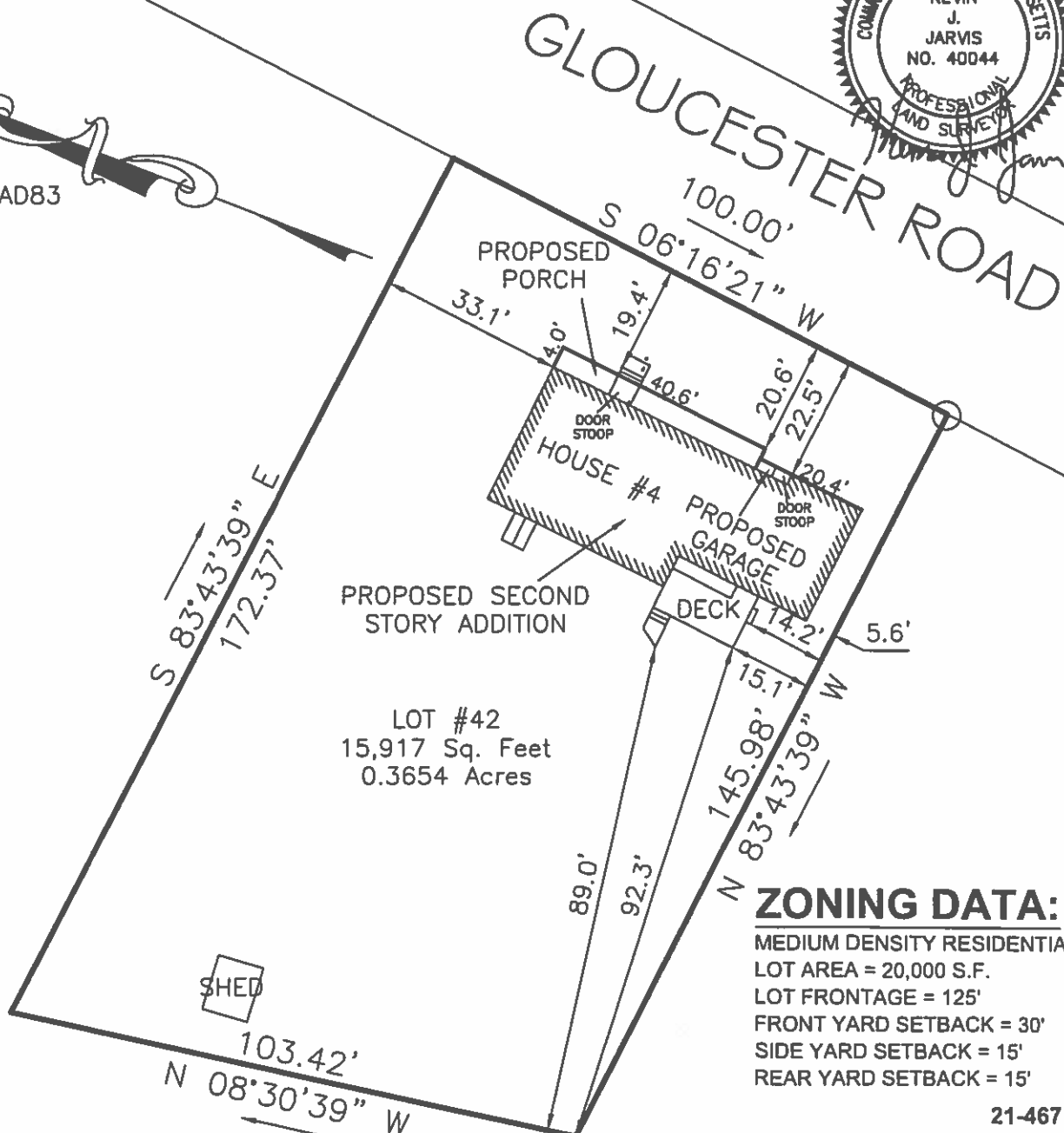
**ASSESSORS MAP 36
LOT 53**

8-17-2021

***NOT FOR REUSE**



NAD83



ZONING DATA:

MEDIUM DENSITY RESIDENTIAL (R2)
LOT AREA = 20,000 S.F.
LOT FRONTAGE = 125'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 15'

21-467
16-164(CAD)